PETITION FOR ZONING VARIANCE

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

Variance from Section 1A04.3 B.3 (103.3 & 1A00 .3 B.3, to permit

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

820174

() RE: PETITION FOR VARIANCE BEFORE THE ZONING COMMISSIONER SW comer of Ridge Valley Dr. & Hidden Glen Dr., 8th District OF BALTIMORE COUNTY LANDMARK CONSTRUCTION CO. Case No. 82-217-A et al, Petitioners ORDER TO ENTER APPEARANCE Mr. Commissioner: Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith. John W. Hessian, III Peter Max Zimmerman Deputy People's Counsel People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2188 I HEREBY CERTIFY that on this 18th day of March, 1982, a copy of the foregoing Order was mailed to Bennett G. Gaines, Esquire, 2800 Maryland National

Bank Bldg., Baltimore, Maryland 21202, Attorney for Petitioners; and Carol Lemire,

Pridemark Ent., Inc., P. O. Box 278, I. Ilersville, Maryland 21108, Contract

BALTIMORE COUNTY

ADVISORY COMMITTEE

ZONING PLANS



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 31, 1982

111 W Chesapeake Ave. Tows , Maryland 21204 Bennett G. Gaines, Esquire 000 Nicholas B. Commodar:

COUNTY OFFICE BLDG.

Chairman

MEMBERS

Board of Education

Industrial

Zoning Administratio

Éngineering

2800 Maryland National Bank Bldg. Baltimore, Maryland 21202

RE: Item No. 145 Petitioner - Landmark Construction Company Variance Petition

Dear Mr. Gaines:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments Department of Traffic Engineering are not intended to indicate the appropriateness of the zoning action State Roads Commiss requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing Bureau of Fire Prevention on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of Bealth Department Project Planning the requested zoning. Building Department

In view of your client's proposal to construct a dwelling on this vacant site, closer to the side property lines than permitted, this hearing is required. A similar hearing (Case #82-107-A) was requested previously but it was eventually dismissed.

Particular attention should be afforded to the comments of the Health Department.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

NBC:bsc Enclosures

William E. Hammond

TO Zoning Commissioner

FROM Office of Planning and Zoning

SUBJECT Zoning Petition No. 82-217-A

Norman E. Gerber, Director

cc: Pridemark Enterprises, Inc. P.O. Box 278 Millersville, Md. 21108

Pridemark Enterprises, Inc. P.C. Pox 278 Fillerstille, Md. 21108

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue

Towson, Maryland 21204 Your Petition has been received and accepted for filing this

of Tobruary , 1982.

Bennett G. Gaines, Esquire

Faltimore, NA. 21202

2300 haryland hational Bank Elde.

WILLIAM E. HAMMOND

Zoning Commissioner

Petitioner Landwark Construction Co. Bemets G. Gaines, Esq.

Reviewed by: Sicholas B. Commodari Chairman, Zoning Plans Advisory Committee

There are no comprehensive planning factors requiring comment

on this petition.

Norman E. Gerber, Director Office of Planning and Zoning

NEG:JGH:rmc

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E. DIRECTOR

March 23, 1982

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #145 (1981-1982) Property Owner: Landmark Construction Company S/W corner Ridge Valley Drive and Hidden Glen Drive Acres: 187.17/150.00 x 369.07/361.06 District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item. General:

The comments which were supplied in conjunction with the Zoning Advisory Committee review of this property for Item 34 (1981-1982) remain valid and applicable. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 145 (1981-1982).

RAM: EAM: FWR: 85

cc: Jack Wimbley Robert Covahey

Attachment

T-NE Key Sheet 56 £ 57 NW 20 £ 21 Pos. Sheets NW 15 E & F Topo 50 Tax Map

T-NE Key Shoet

57 NW 20 : 21 Pos. Sheets NW 15 E & F Topo 50 Tax Map

September 11, 1981

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

(1) 1 gf :

Purchaser.

Re: Item #34 (1981-1982) Property Owner: Landmark Construction Company S/W corner Hidden Glen Drive and Ridge Valley Drive Acres: 187.17/150.00 x 369.07/361.06

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item. General:

District: 8th

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 87506 executed in conjunction with the development of Green Valley North, of which this property comprises Lot 7, plat of Section 2, Green Valley North, recorded E.R.K., Jr. 39, Folio 75.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 34 (1981-1982).

> Very truly yours, (SIGNED) ROBURTA MURICI

ROBERT A. MORTON, P.E., Chief Bureau of Public Services

RAM: EAM: FUR: SS

co: Jack Wimbley Robert Covahey

nicholas &. Commadari/la NICHOLAS B. COMMODARI, Chairman Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

Date____Mcrch 23, 1982

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/world: not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not edversely affect the health, and general welfare of the community, the variance(s) should /shouldonot be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10 144 day of ______, 19 82___, that the heneint Petition for Variance(s) to permit side yard setbacks of 40 feet in lieu of the required 50 feet, for the expressed pur ose of constructing a dwelling on Lot 7, Plat of Green Valley North, recorded among the Land Records of Baltimore County in Liber E.H.K., Jr., No. 39, folio 75, in accordance with the site plan filed herein, is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

> Zoming Commissioner of Baltimore County

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN COLLINS

April 8, 1982

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

Re: ZAC Meeting of February 16, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments

for items numbers 143 to 147.

Sincerely, Engineering Associate II

MSF/rlj



BALTIMORE CC JNTY
OFFICE OF FLANNING AND ZONING
TOWSON, MARYLAND 21204

NOPMAN E. CERBER D'RECTOR

March 25, 1982

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #145, Zoning Advisory Committee Meeting, February 16, 1982, are as follows:

Property Owner: Landmark Construction Company Location: SW/cor. Ridge Valley Drive and Hidden Glen Drive Acres: 187.17/150.00 X 369.07/361.06 District: 8th

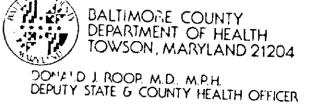
This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours.

Current Planning and Development

JLW 1h



February 22, 1982

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 145, Zoning Advisory Committee Meeting of February 16, 1982, 272 as follows:

Property Owner: Landmark Construction Company Location: SW/C Ridge Valley Drive and Hidden Glen Drive Existing Zoning: R.C. 5

Proposed Zoning: Variance to permit a side yard setback of 40' on each side in lieu of the required 50' Acres: 187.17/150.00 x 369.07/361.06 District: 8th

The proposed dwelling will be served by a drilled well and

The well was drilled in 1978 and was yield tested again on June 3, 1981. The results of that yield test will be valid for a period of 3 years from the date of the test will be valid for a the Baltimore County Code.

Soil percolation tests have been conducted, the results of which will be valid until August 13, 1983, after which additional tests

The location of the proposed dwelling will not interfere with the location of either the existing well or proposed septic system.

Prior to occupancy of the dwelling, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

> Very truly yours, Ian J. Forrest, Director BUREAU OR ENVIRONMENTAL SERVICES

IJF:ru

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204 825-7310

PAUL H. REINCKE CHIEF

April 8, 1982

Mr. William Hammond **Toning Commissioner** Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Landmark Construction Company

Location: SW/Cor. Ridge Valley Drive and Hidden Glen Drive

Item No.: 145 Zoning Agenda: Meeting of February 16, 1982

Gentlemen:

3

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site. () 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

Fire Prevention Bureau Special Inspection Division

4/8 82-217 Post fores

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Charles E. (Ted) Burnham Zoning Advisory Committee SUBJECT Meeting of February /6, 1982 ITEM NO. 143 See Comments ITEM NO. 144 Standard Comments

ITEM NO. 145 Standard Comments ITEM NO. 146 Same Comment as Item No. 143 ITEM NO. 147 See Comment ITEM NO. 22 See Comment - Revised

> Mario & Sumban Charles E. (Ted) Burnham Plans Review Chief

March 2, 1982

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: February 22, 1982

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Clesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: February 16, 1982

RE: Item No: 143, 144, 145, 146, 147 Property Owner: Location: Present Zoning: Proposed Zoning:

> District: No. Acres:

WNP/bp

All of the above have no bearing on student population.

Very truly yours Wm. Nick Petrovich, Assistant Department of Planning

EXHIBIT A

The Contract Purchaser's Agreement with the legal owner is contingent on the granting of a total of 20' in side yard variances. While the contract purchaser (a custom home builder) does not have a current contract to build a home on the property, the lot would not be salable in its price range and location unless sufficient room is allowed to build a house in excess of the currently allowed 50'. The legal owner and many of it purchasers have applied for and obtained similar variances in the subject subdivision. By obtaining a variance to permit a maximum of a '0' house, the contract purchaser believes that it can accommodate any reasonable home which is compatible with the subject subdivision and thereby have the flexibility to sell the lot to a prospective customer.

WILLIAM E. HAMMOND ZONING COMMISSIONER

May 28, 1982

Bennett G. Gaines, Esquire 2300 Maryland National Bank Building Baltimore, Maryland 21202

. . .

Re: Petition for Variance SW/corner Ridge Valley Dr. & Hidden Glen Dr. - 8th Election District Landmark Construction Co. - Petitioner Case #82-217-A (Item #145)

Dear Mr. Gaines:

This is to advise you that ____\$51.77 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND Zoning Commissioner

WEH:aj

PETITION FOR VARIANCE

8th Election District

ZONING:

Petition for Variance

Southwest corner of Ridge Valley Drive and Hidden Glen Drive LOCATION:

DATE & TIME:

Tuesday, June 1, 1)82 at 9:30 A.M.

PUBLIC HEARING:

Room 106, County Office Building, 111 W. Chesapeake Avenue,

Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing-

> Petition for Variance to permit a side yard setback of 40 feet on each side in lieu of the required 50 feet

The Zoning Regulation to be excepted as follows: Section 1A04.3 B. 3 (103.3 & 1A00.3B.3) - Minimum side yard setbacks in R.C. 5 Zone

All that parcel of land in the Eighth District of Baltimore County

Being the property of Landmark Construction Co., et al, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, June 1, 1982 at 9:30 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

> BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

O PETITION FOR VARIANCE

8th Election District

ZONING:

Petition for Variance

LOCATION:

Southwest corner of Ridge Valley Drive and Hidden Glen Drive

DATE & TIME:

Tuesday, June 1, 1982 at 9:30 A.M.

PUBLIC HEARING:

Room 106, County Office Building, 111 W. Chesapeake Avenue,

Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

> Petition for Variance to permit a side yard setback of 40 feet on each side in lieu of the required 50 feet

The Zoning Regulation to be excepted as follows: Section 1A04.3 B. 3 (103.3 & 1A00.3B.3) - Minimum side yard setbacks in R.C. 5 Zone

All that parcel of land in the Eighth District of Baltimore County

Being the property of Landmark Construction Co., et al, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, June 1, 1982 at 9:30 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

ZONING DESCRIPTION

Beginning on the southwest corner of Ridge Valley Drive and Hidden Glen Drive being known and designated as Lot No. 7, as shown on plat entitled "Section 2, Green Valley North", which plat is recorded among the land records of Baltimore County, Maryland, in Plat Book E.H.K., Jr. 39, Folio 75. Eighth Election District.

BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

PETITION FOR VARIANCE

ZONING: Petition for Variance

Southwest corner of Ridge Valley Drive and Hidden Glen Drive

LOCATION: DATE & TIME:

Thursday, April 8, 1982 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave... Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 40 feet on each side in lieu of the required 50 feet.

The Zoning Regulation to be excepted as follows: Section 1A04.3 B. 3 (103.3 & 1A00.3B.3) - Minimum side yard setbacks in R.C.5

All that parcel of land in the Eighth District of Baltimore County

May 3, 1

Bennett G. Gaines, Esquire 2800 Maryland National Bank Building Baltimore, Maryland 21202

NOTICE OF HEARING

Re: Potition for Variance SW/Cor. of Ridge Valley Dr. & Hidden Glen Dr. Landmark Construction Co., et al - Petitioners Case #82-217-A

9: JO A. M.

Tuesday, June 1 1982

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

cc: Pridemark Ent., Inc. c/o Mr. Gershan Thiman P. O. Box 278 Millersville, Maryland 21108

BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND ZONING COMMISSIONER

April 1, 1982

Bennett G. Gaines, Esquire 2800 Maryland National Bank Building Baltimore, Maryland 21202

> RE: Petition for Variance SW/cor. Ridge Valley Dr. & Hidden Glen Dr. - 8th Election District Landmark Construction Cu. -Petitioner NO. 82-217-A (Item No. 145)

Dear Sir:

This is to advise you that \$49.24 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to The Zoning Office, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Zoning Commissioner

WEH/mc

LAW OFFICES ADELBERG, RUDOW, HENDLER & SAMETH ZBOO MARYLAND NATIONAL BANK BUILDING 10 LIGHT STREET

BALTIMORE, MARYLAND 21202

TELEPHONE

301-539-5195

6 Z 17 C

47

March 12, 1982

Mr. William Hammond Zoning Commissioner Room 106 - County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

LANDMARK CONSTRUCTION CO., et al Re: Petition for Variance Case #82-217-A

Dear Mr. Hammond:

HARRY ADELBERG, P.A.

MICHAEL G. HENDLER

BENNETT GILBERT GAINE

MICHAEL P. DONNELLY

PAUL N. SAMETH

MATHLEEN E BARR

BRIAN A. BLITZ

We have just received notice that the subject Petition is scheduled for hearing on April 8, 1982, at 9:30 a.m. Because April 8th is the first day of Passover, we respectfully request that this hearing be postponed until the next earliest possible date. My client realizes that it will be responsible for any expenses already incurred for advertising and/or posting.

Your assistance will be greatly appreciated.

Very truly yours,

cc: Pridemark Enterprises, Inc. David Scher, Esq.

Being the property of Landmark Construction Co., et al, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, April 8, 1982 at 9:30 A.M. Public Hearing: Room 106, County Office Building, 111 W. Che sapeake Avenue, Towson, Maryland

> BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER

rescheduled 6-1-82 9130 11 m OF BALTIMORE COUNTY

BENNETT GILBERT GAINES

MICHAEL P. DONNELLY

KATHLEEN E. BARRY

BRIAN A. BLITZ

IO LIGHT STREET BALTIMORE, MARYLAND 21202 BRIAN A. BLITZ KATHLEEN E. BARRY

F. G DEPARTMENT

April 22, 1982

Mr. William Hammond Zoning Commissioner Room 106 - County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

> Re: Petition for Variance Case #82-217-A LANDMARK CONSTRUCTION CO., stal.

Dear Mr. Hammond:

A hearing was scheduled on the captioned lot for Thursday, April 8, 1982. We wrote to you on March 12, 1982, to request a postponement because of a conflict with the Jewish holidays.

We have not as yet received a new hearing date, a: lit is imperative that this matter be expedited because the subject property is under contract contingent on zoning approval, and the sellers have been more than patient.

Please assign a new hearing date as soon as possible.

Thank you for your assistance.

Cordially yours,

BGG/dlc

cc: H. David Scher, Esq.

June 10, 1982

Bennett G. Gaines, Esquire 2800 Maryland National Bank Building Baltimore, Maryland 21202

> RE: Petition for Variance SW/corner of Ridge Valley and Hidden Glen Drives - 8th Election District Landmark Construction Company, et al - Petitioners NO. 82-217-A (Item No. 145)

Dear Mr. Gaines:

I have this date passed my Order in the above referenced matter in accordance with the attached.

> Very truly yours, WILLIAM E. HAMMOND

Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III. Esquire People's Counsel

LAW OFFICES ADELBERG, RUDOW, HENDLER & SAMETH 2800 MARYLAND NATIONAL BANK BUILDING

IO LIGHT STREET

HARRY ADELBERG, P.A. DAVID 8. RUDOW MICHAEL G.F NOLER PAUL N. SAFE ... BENNETT GILDERT GAINES MICHAEL P. DONNELLY

BALTIMORE, MARYLAND 21202

TELEPHONE 301-539-5195

February 1, 1982

Nicholas B. Commodari Chairman, Zoning Advisory Committee Baltimore County Office of Planning & Zoning Towson, Maryland 21204

> Re: Petition for Variance SW Corner of Hidden Glen Drive and Ridge Valley Drive - 8th Election District Landmark Construction Co. - Petitioner

Dear Mr. Commodari:

I represent Pridemark Enterprises, Inc., in connection with the subject Petition. Enclosed are 3 copies of the Petition for zoning Variance, 10 copies of a plat indicating the proposed structure with 40' side yard setback on each side, and 7 copies of the legal description of the property. Also enclosed is a check in the amount of \$35.00 covering the filing fee for this Petition.

It is my understanding that you will proceed with posting and advertising and will bill us for the expenses involved.

Thank you for your assistance.

Bennett Gilbert Gaines

BGG/dlc Enclosures cc: Mr. Gershan K. Thiman Pridemark Enterprises, Inc.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

	F2-2-17-A
District 8th	Date of Posting May 14, 1882
Posted for: Variance	(/
Petitioner. Landmurk Construct	on 20. et al
Location of property: 5 W/ Corner Ridge	e Valley Drive and
Location of property: 5 W/ Corner Ridge Hidden G. Sen Drive	
and Hidden I len Drive	T J
Remarks:	
Posted by Signature Number of Signature	Date of return 197 019 21, 1982
Number of Signer	Y '

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received this Filing Fee \$ 25.00

illiam E. Hammond, Zoning Commissioner

0

Petitioner's Attorney _Reviewed by 💎 🛝 へんしん

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

ADELBERG, RUDOW, HENDLER & SAMETH 2800 MARYLAND NATIONAL BANK BUILDING 10 LIGHT STREET BALTIMORE, MARYLAND 21202

LAW OFFICES

HARRY ADELBERG, P.A. DAVID B. RUDOW MICHAEL G. HENDLER PAUL N. SAMETH BENNETT GILBERT GAINES MICHAEL P. DONNELLY BRIAN A. BLITZ KATHLEEH E. BARRY

TELEPHONE

301-539-5195

February 3, 1982

William E. Hammond Zoning Commissioner Baltimore County Office of Planning & Zoning County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

> Re: Petition for Variance, Lot 7 Green Valley North Landmark Construction/Pridemark Enterprises, Inc.

Dear Mr. Hammond:

Enclosed is a copy of the receipt I received this morning when I filed a Petition for Zoning Variance. Although the receipt indicates that Landmark Construction is the Petitioner, the actual Petitioner is Pridemark Enterprises, Inc., the Contract Purchaser. Bennett G. Gaines represents Pridemark Enter rises, Inc.; he does not represent Landmark Construction.

Please verify that your records indicate Pridemark Enterprises, the intract Purchaser, represented by Bennett G. Gaines, as the Petitioner.

All that parcel of land in

the Eighth District of Bal-

Beginning on the south-

North", which plat is re-

County, Maryland, in Plat-

Being the preserty of

106, County Office Building, 111 W. Chesapeake

BYORDEROF Willem E. Harrmond

Zoning Commissione

of Baltimore County

timore County.

ZONING: Petition for ley Drive and Hidden Glen Variance Drive being known and LOCATION: Southwest cesignated as Lot No. 7 as,

corner of Ridge Valley shown on plat entitled Drive and Hidden Glen "Section 2. Green Valley

DATE & TIME: Thurs | corded among the land re-

day, April 8, 1982 at 9:30 | cords of Baltimore

PUBLIC HEARING: Book E.H.K., Jr. 39, Folio Room 106, County Office 75, Eighth Election Dis-

The Zoning Commissioner of Baltimore Coun-co., et al. as shown on plat

ty, by authority of the plan filed with the Zoning

tions of Baltimore County, Hearing Date: Thurs-will hold a public hearing: day, April 8, 1982, at 9:30

Petition for Variance to A.M.
permit a side yard setback | I ublic Hearing: Room

The Zoning Regulation Avenue, Towson, to be excepted as follows: Maryland.

Very truly yours, Susan & Stoler Susan H. Hickes Paralegal

SHH/jik Enclosure

Petition

for Variance

8TH DISTRICT

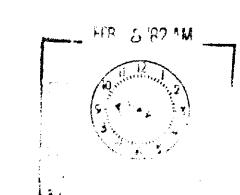
Building, 111 W. Chesa-peake Ave., Towson. Md.

of 40 feet on each side in

lieu of the required 50 feet.

Section 1A04.38B.3 (103.3

side yard setbacks in R.C



This is to Certify, That the annexed

was inserted in Ole Times, a newspaper printed

and published in Baltimore County, once in each

Bennett G. Gaines, Esquire 2800 Maryland National Bank Building Baltir lore, Maryland 21202

March 9, 1982

MOTICE OF HEARING

Petition for Variance

SW/cor, of Ridge Valley Dr. & Hidden Glen Dr. Landmark Construction Co., et al - Petitioners Case #82-217-A

9:30	A,	M	
 	•		

Thursday, April 8, 1982

PIACE: ROCM '06 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE

TOWSON, MARYLAND

Pridemark Ent., Inc. Mr. Gershan Thiman P. O. Box 278 Millersville, MD 21108

TDE:

BALTIMORE COUNTY

PETITION FOR VARIANCE MA ELECTION DISTRICT ZONING: Petition for Variance

LOCATION: Southwest corner of Ridge Valley Drive and Hidden Gien Drive DATE & TIME: Tuesday, June 1, 1982 at 8:30 A.M.
PUBLIC HEARING: Room 106.
County Office Building 111 M. County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland The Zoning Commissioner of Baltimere County, by authority of the Zoning Act and Regulations of Bal-timere County will hold a public

timore County will hold a public hearing:

Petition for Variance to permit a side yard setback of 40 feet on each side in 1 au of the required 50 feet.

The Zoning Regulation to be succepted as follows:

Section 1.04, 3 B. 3 (103, 3 & 1.00, 3B. 3)—Minimum side yard setbacks in R.C. 5 Zone

All that parcel of land in the Eighth District of Baltimore County Beginning on the southwest corner of Ridge Valley Drive and Hidden Glen Drive being known and designated as Lot No. 7, as shown on plat entitled "Section 2, Green Valley North", which plat is recorded among the land records of Eslitinore County, Maryland, in Plat Book E.H.F., Jr. 30, Folin 75. Eighth Election District.

Reing the property of Landmark Construction Co., et al. as shown on plat plan filed with "s Zoning Department.

Hearing Date: Ties "ay, June 1, 1863 at \$130 A.M.

Public Hearing: Room 105, County

Public Hearing: Room 106, County
Office Building, 111 W. Chramponke
Avenue, T. waun, Maryland
By Order Of
WILLIAM E. HAMMOND,

CERTIFICATE OF PUBLICATION

the state of the s
TOWSON, MD Kay 13, 19 82
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md xxxxxxixxxxxxxxxxxxxxxxxxxxxxxxxxxxx
THE cne time EXCESSIVE XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
day of, 19_82,, the that publication

Cost of Advertisement, \$_____

BALTIMORE COUNTY, OFFICE OF FINANCE - RE	no. To to t
MISCELLANEOUS CAS	H RECFIPT
DATE 6/10/82	ACCOUNT 01-652
	AMOUNT \$51. 77

C 6714***** 517710 51144

VALIDATION OR SIGNATURE OF CASHIER AND THE PROPERTY OF THE PROPER

FOR Advertising & Posting Case #82-217-A

PETITION MAPPING PROGRESS SHEET Wall Map Original Duplicate Tracing 200 Sheet **FUNCTION** date by date by date by date by Descriptions checked and outline plotted on map Petition number added to outline Denied Granted by ZC, BA, CC, CA Revised Plans: Reviewed by: Change in outline or description____Yes Previous case: Map # 2D

PETITION FOR VARIANCE
Sth DISTRICT

ZONING: Petition for Variance LOCATION: Southwest corner of Ridge Valley Drive and Hidden Gian Drive DATE & TIME: Thursday, April 8, 1982 at 9:30 A.M.
1982 at 9:30 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

The Zoning Commissioner of Bal-timore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public

hearing:

Petitive for Variance to permit a side yard setback of 40 feet on each side in lieu of the required 50 feet.

The Southe Regulation to be excepted as follows; Section 1401.38B.3 (198.3 & 1400.3B-Section 1401.38.3 (1883 & 1400.31).

3) — Minimum side yard setback in R.C. & Zone
All that parcel of Innd in the Eighth District of Baltimore County Beginning on the southwest corner of Ridge Valley Drive and Hidden Glen Drive being known and designated as Lot No. 7, as shown on plat entitled "Section 2, Green Valley North", which plat is recorded among the land records of Baltimore County, Maryland, in Plat Book E.H.K., Jr. 39, Folio 75. Eighth Election District.

Being the property of Landmark Construction Co., et al, as shown on plat plan filed with the Zoning Department

partment
Hearing Date: Thursday, April 8,
1962 at 9:30 A.M.
Public Hearing: Room 106, County
Office Building, 111 W. Chezapeake
Avenue, Towson, Maryland
By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baitimore County
Mar. 18.

CERTIFICATE OF PUBLICATION

TOWSON, MD., ________March 18____, 19_82 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed of one time successive paragraphs before the __Sth_____ day of _____, 19_82__, the first publication appearing on the 18th day of _____March____ 19_82_.

THE JEFFERSONIAN,

Alexander of the second Manager.

Cost of Advertisement, \$_____

IALTIMORE COUNTY, MARYLAND FFICE OF FINANCE REVENUE DIVISION ISCELLANEOUS CASH RECEIPT	No. 105738
3/9/82 ACCOUNT.	01-662
AMOUNT	\$25.00
ceived Susan II. Hickes	
om: R: Filing Fee for Case #82-2	17-A (Landmark Construc)
ACT 6 4 A RES 10	25.00
VALIDATION OR SIGNA	TURE OF CASHIER
FICE OF FINANCE - REVENUE DIVISION	No. 1075U9
FICE OF FINANCE - REVENUE DIVISION SCELLANEOUS CASH RECEIPT 4/20/82	No. 1075U9
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AMOUNT_ AMOUNT_ ECEIVED Bennett G. Gaines, Enom: Advertising & Posting Called C	01-662 \$49.24 Esq.

